

040.0

0006

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,014,900 / 1,014,900

USE VALUE:

1,014,900 / 1,014,900

ASSESSED:

1,014,900 / 1,014,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
10		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIAKOS EFSTRATIOS/ TRUSTEE
Owner 2:	TRIANTAFYLIA LIAKOS IRREVOVACB
Owner 3:	TRUST

Street 1:	10 RAWSON RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	LIAKOS TRIANTAFYLIA -
Owner 2:	-
Street 1:	10 RAWSON RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:	
Type:	

NARRATIVE DESCRIPTION
This parcel contains 6,276 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 3654 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census:
Flood Haz:
D Topo 1 Level
s Street
t Gas:

IN PROCESS APPRAISAL SUMMARY									
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description				User Acct
104	6276.000	523,600	4,700	486,600	1,014,900					27330
										GIS Ref
										GIS Ref
										Insp Date
										03/08/19

Source:	Market Adj Cost	Total Value per SQ unit /Card:	277.79	/Parcel:	277.7	Entered Lot Size	Total Land:	Land Unit Type:	Parcel ID	040.0-0006-0007.0
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	523,600	4,700	6,276.	486,600	1,014,900	1,014,900	Year End Roll	12/18/2019
2019	105	FV	435,700	4,700	6,276.	517,000	957,400	957,400	Year End Roll	1/3/2019
2018	105	FV	435,700	4,700	6,276.	377,100	817,500	817,500	Year End Roll	12/20/2017
2017	105	FV	409,800	4,700	6,276.	328,500	743,000	743,000	Year End Roll	1/3/2017
2016	105	FV	409,800	4,700	6,276.	279,800	694,300	694,300	Year End	1/4/2016
2015	105	FV	367,200	4,700	6,276.	273,700	645,600	645,600	Year End Roll	12/11/2014
2014	105	FV	367,200	4,700	6,276.	225,100	597,000	597,000	Year End Roll	12/16/2013
2013	105	FV	381,300	4,700	6,276.	214,100	600,100	600,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIAKOS TRIANTAF	72041-351	1	12/20/2018	Convenience		1	No	No	
LIAKOS EFSTRATI	27801-193		10/24/1997	Family		1	No	No	A

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 3	Total: 3	Full Bath: 3	Rating: Average	A Bath:	Rating:	IN-LAW BMT.													
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	10%	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:		OTHER FEATURES		Kits: 3	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1										
Year Blt: 1924	Eff Yr Blt:	Alt LUC:	Alt %:				A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O											
Jurisdct:	Fact: .	Const Mod:	Lump Sum Adj:				Fpl:	Rating:	Other												
					WSFlue:	Rating:	Upper														
GENERAL INFORMATION				CONDOS INFORMATION																	
Grade: C - Average	Location:	Total Units:	Floor:																		
Year Blt: 1924	Eff Yr Blt:	Alt LUC:	Alt %:	% Own:	Name:	REMODELING				RES BREAKDOWN											
						Exterior:	No Unit	RMS	BRS	FL											
						Interior:	1	6	4												
						Additions:	1	5	2												
						Kitchen:	1	2	1												
						Baths:															
						Plumbing:															
						Electric:															
						Heating:															
						General:	3	13	7												
INTERIOR INFORMATION				DEPRECIATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA					
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Functional:		Rate	Parcel ID	Typ	Date	Sale Price						SUB AREA DETAIL					
Prim Int Wall: 2 - Plaster			%	Economic:																	
Sec Int Wall:			%	Special:																	
Partition: T - Typical				Override:																	
Prim Floors: 3 - Hardwood		Total:	31 %																		
Sec Floors: 4 - Carpet																					
Bsmnt Flr: 4 - Carpet																					
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 3																					
% Heated: 100		% AC:																			
Solar HW: NO		Central Vac:	NO																		
% Com Wall		% Sprinkled:																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					IMAGE				
SPEC FEATURES/YARD ITEMS				PARCEL ID 040.0-0006-0007.0												AssessPro Patriot Properties, Inc					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y		116X22	A	AV	1924	22.10	T	40	104			4,700		4,700				
More: N	Total Yard Items:	4,700		Total Special Features:			Total:	4,700													